

Minutes
City of Burlington Plan Commission
Police Dept. Courtroom
June 3, 2008 5:30 p.m.

Mayor Miller called the Plan Commission meeting to order this Tuesday evening at 5:30 p.m. followed by roll call: Mayor Robert Miller, Aldermen Tom Vos, Commissioners John Lynch, Darrel Eisenhardt and Bob Henney were present. Alderman Steve Rauch, Commissioner Bob Schulte and Town of Burlington Representative Phil Peterson were excused. Also present were: City Administrator Kevin Lahner and Building Inspector / Zoning Administrator Patrick Scherrer.

CITIZEN COMMENTS

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

1. **Consideration to approve a Site Plan application from T & M Rental, LLC for property located at 150 Longmeadow Drive to construct an approximate 8,775 square foot building to use for assembly, office and warehousing.**

Mayor Miller opened this item for discussion.

Alderman Vos excused himself from this topic and moved to the audience.

Mayor Miller reminded the committee and audience that quorum for this evenings meeting is 2/3 of the committee members, equaling four. Per state statutes, he is considered a voting member as Chairman and can be counted towards quorum.

Alderman Vos gave a brief overview of what outstanding issues will be accomplished for this project, including completing a lot line adjustment for the two parcels. He also stated that the barn located on the property will remain, however a deed restriction will be in place to ensure the building will be removed upon sale of either parcel.

Commissioner Lynch questioned if the lot will become smaller. Alderman Vos stated it would and that there will be two separate buildings for the businesses instead of one large facility.

Commissioner Eisenhardt moved and Commissioner Henney seconded to approve a Site Plan Review for a Warehouse, Assembly, and Accessory Office for T & M Rental LLC at 150 Longmeadow Drive, subject to Kapur and Associates' May 6, 2008 and Patrick Meehan's May 26, 2008 memorandums to the Plan Commission as follows:

- The Site Plan shall be revised and resubmitted to also indicate the scientific name and size of all of the proposed landscape plant materials proposed to be installed on the subject property in order to meet the requirements of Section 315-138 of the City Zoning Ordinance.

- The type, size, and location of all proposed signs (if any) shall be indicated on the Site Plan. A revised Site Plan shall be prepared and submitted to the City which addresses and corrects this issue and which meets this requirement of the City Zoning Ordinance.
- If any outdoor lighting is contemplated to serve the off-street parking lot, outdoor lighting data is required which indicates location, type, and illumination level (in footcandles) of all outdoor lighting proposed to illuminate the site, meeting the requirements of Sections 315-31(H) of the City Zoning Ordinance. It is recommended that total cut-off luminaires be used throughout the site meeting the requirements of Sections 315-31(H) and 315-137(C)(25) of the City Zoning Ordinance.
- It is recommended that the applicant provide written proof to the City of Burlington that such a land consolidation has taken place prior to the City's issuance of a Building Permit for the proposed building.
- Proposed site grading and erosion control plans shall be provided for the development.
- Existing utilities located in the area of the development shall be located and displayed in the plans.

All were in favor and the motion carried.

NEW BUSINESS

None.

OTHER MATTERS

None.

ADJOURNMENT

Commissioner Lynch moved and Commissioner Henney seconded to adjourn the meeting at 5:37 p.m. All were in favor and the motion carried.

Adjourned at 5:37 p.m.

Recording Secretary - Megan E. Johnson